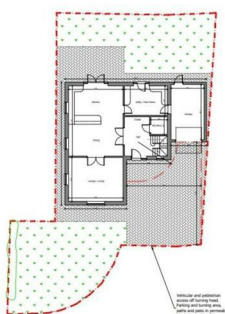




Front elevation - Eastern



Proposed ground floor plan



Proposed first floor plan



Rear elevation - Western

## Half Moon Street, Linton on Ouse, York Guide Price £135,000

An exciting residential development opportunity in the form of a single building plot with planning approval to build a 4 bedroom detached new dwelling that will provide approximately 2,255 sq ft (209 sq m) of living space over 2 floors complemented by an integral garage.

\*\*\* VILLAGE LOCATION 8 MILES FROM YORK & 16 MILES FROM HARROGATE \*\*\*

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## Planning Overview

Planning permission was granted by North Yorkshire Council on 25th June 2025 for the "construction of a dwelling".

Planning Reference - ZB25/00294/FUL

Electronic copies of the approved plans and conditions outlined within the Decision Notice are available from the selling agent upon request or can be viewed online through North Yorkshire Council's open access portal.

Please also note that the proposed development is liable under the Community Infrastructure Levy Charging Schedule. Details of the charging schedule are available on the council website at [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

## Tenure

Freehold

## Services

Mains water, gas and electricity connection quotes are available by contacting the following providers:

### ELECTRICITY

Northern Power Grid - 0800 011 3433 - [www.northernpowergrid.com](http://www.northernpowergrid.com)

### GAS

British Gas - [www.britishgas.co.uk/energy/new-connections/home-self-build-projects](http://www.britishgas.co.uk/energy/new-connections/home-self-build-projects)

### WATER

Yorkshire Water - 0345 124 2424 - [www.yorkshirewater.com](http://www.yorkshirewater.com)

### HIGHWAYS

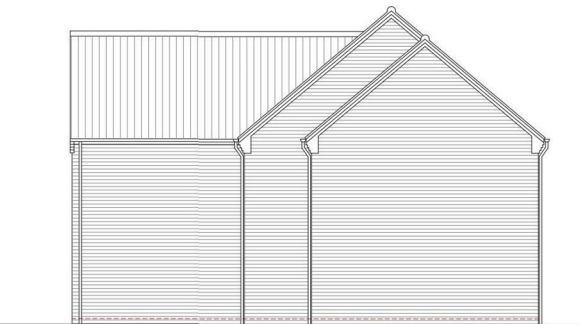
NY Highways - 01609 798170 - [www.nyhighways.co.uk](http://www.nyhighways.co.uk)

### LOCAL AUTHORITY

North Yorkshire Council - 0300 131 2131 - [www.northyorks.gov.uk](http://www.northyorks.gov.uk)



Side elevation - Southern



Side elevation - Northern



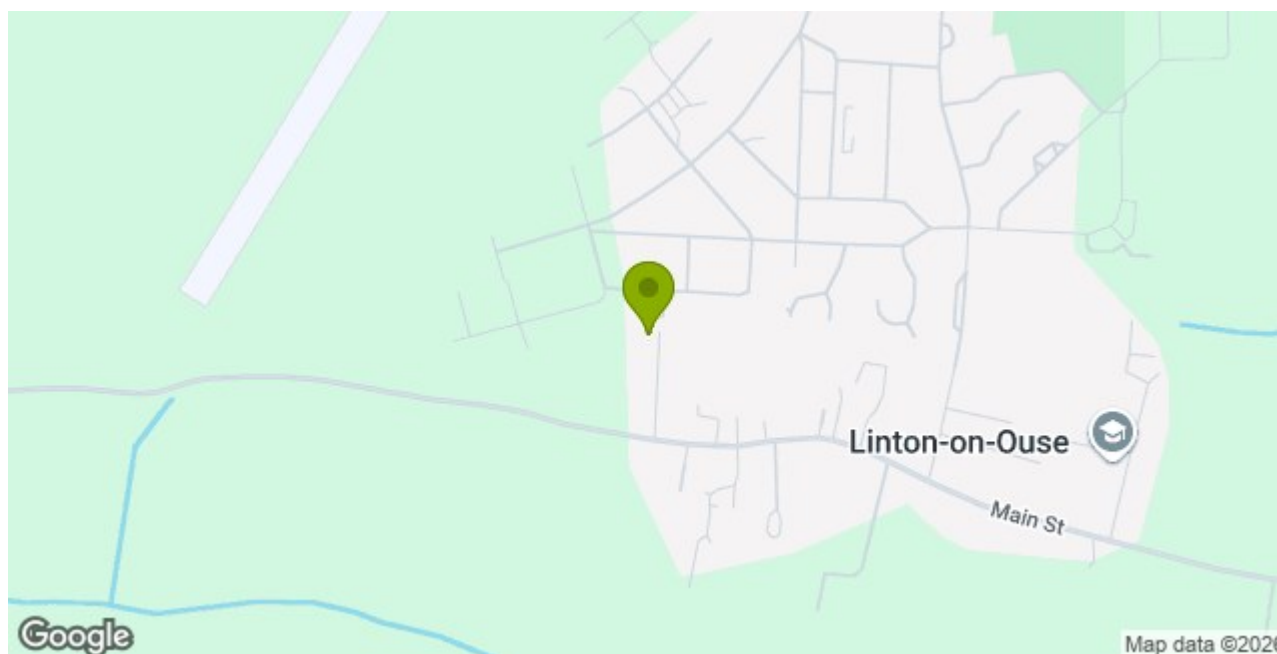




Ground floor plan



First floor plan



## Stephensons

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 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg dip MRICS  
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## Associates

N Lawrence

